

C.11

MEMO TO: City Council

FROM: Rosemarie Ives, Mayor

DATE: January 18, 2005

SUBJECT: **RESOLUTION: UNION HILL ROAD WIDENING WATER AND SEWER STUB FEES**

I. **RECOMMENDED ACTION**

Approve by motion, a resolution establishing the amount of the water and sewer stub charges for the Union Hill Road Widening Project.

II. **DEPARTMENT CONTACT PERSONS**

Dave Rhodes, Director of Public Works	556-2705
Bill Campbell, City Engineer/Assistant Director of Public Works	556-2733
Scott Thomasson, Utility Engineering Manager	556-2829
Jeff Thompson, Project Manager	556-2884

III. **DESCRIPTION**

Redmond Municipal Code 13.11.040 provides that when the City constructs water and sewer mains for street projects, the City may extend water main stubs, sewer main stubs and side sewer stubs to the property line of each parcel of undeveloped property. Any person desiring to connect to these stubs shall make payment to the City for the costs incurred in constructing the stubs to the property. In conjunction with the Union Hill Widening Project water and/or sewer stubs were provided to some properties along the frontage of Union Hill Road as requested by the property owners. Several of the stub installations were included in right-of-way acquisition negotiations. The City is responsible for the installation of these stubs. The attached resolution establishes the stub charges for all of the affected properties.

Water main stubs were also constructed at the intersections of 185th Ave. NE and 188th Ave. NE with Union Hill Road. These stubs connect to the water main in Union Hill Road and run south in 185th Ave. NE and 188th Ave. NE for 53 feet and 145 feet, respectively. The water stub to 185th Ave. NE is to be paid for by the developer responsible for the construction of the street indicated in the Millennium Phase II development approval conditions. The water stub to 188th Ave. NE is to be paid for by the future developer of that street and its adjoining property.

IV. IMPACT

- A. Service/Delivery: The provision of stubs with the Union Hill Road Widening Project provided service to properties along Union Hill Road.
- B. Fiscal: The water and sewer stub resolution provides for the collection of water and sewer stub charges by the City of Redmond which will reimburse the City for its cost in constructing the stubs within the Union Hill Road Widening Project.

V. ALTERNATIVES

Council could choose not to adopt the resolution. The City would not be able to collect the water and sewer stub charges from the properties provided stubs with the Union Hill Road Widening Project.

VI. TIME CONSTRAINTS

There are no time constraints for this project. However, to collect water and sewer stub fees, this resolution needs to be adopted.

VII. LIST OF ATTACHMENTS

- A. Proposed Resolution

s/s

Dave Rhodes, Director of Public Works

12/30/04

Date

Approved for Council Agenda **s/s**

Rosemarie Ives, Mayor

1/5/05

Date

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, ESTABLISHING THE AMOUNT OF THE WATER AND SEWER STUB CHARGES FOR THE UNION HILL ROAD WIDENING PROJECT.

WHEREAS, the City of Redmond has constructed water and sewer improvements on Union Hill Road, as part of the Union Hill Road Widening Project, and has installed water and sewer stubs to the various properties along this road, and

WHEREAS, RCW 35.92.025 and Redmond Municipal Code Section 13.11.040 authorize the City to collect from any person desiring to connect to these stubs or to develop a property for which these stubs were provided, the costs incurred by the City in constructing the stubs, and

WHEREAS, Redmond Municipal Code Section 13.11.040 states that the stub charge amount shall be established by resolution of the City Council, and

WHEREAS, the City of Redmond Utility Manager has recommended stub charge amounts to the City Council for the property within the Union Hill Road Widening Project and the City Council, after reviewing these amounts, finds the stub charge amounts are reasonable, and

WHEREAS, RCW 35.92.025 and Redmond Municipal Code Section 13.11.100 authorize the City to collect interest on the amount of each stub charge from the date of construction of the water and sewer improvements which serve the property until payment of the stub charge, not to exceed ten (10) years, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON,
HEREBY RESOLVES AS FOLLOWS:

Section 1. Stub Charge Amount. Pursuant to RCW 35.92.025 and Redmond Municipal Code Section 13.11.040, any person who desires to connect to the City's water and sewer stubs within the Union Hill Road Widening Project, or develop a property for which a stub was provided, shall make payment to the City of the City's costs incurred in constructing the stub to the property. The water and sewer stub charges for the Union Hill Road Widening Project shall be as set forth in Exhibit A, entitled "Union Hill Road Widening Water and Sewer Stub Fees", attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. Interest Amount. Pursuant to RCW 35.92.025 and Redmond Municipal Code Section 13.11.100, the City shall collect interest, at the rate of 5.70%, on the amount of each stub charge from the date of construction of the water and sewer improvement which serves the property served by the water and sewer stub connection until such stub charge is paid. This interest charge shall not accrue for more than ten (10) years.

Section 3. Assessment of Charge - Time. Applications for connection to the water and sewer systems shall be made to the City of Redmond Public Works Department on a printed form furnished for the purpose, and the Public Works Department shall calculate the applicable stub connection charge, including interest, at that time.

RESOLVED this _____ day of _____, 2005.

APPROVED:

MAYOR, ROSMARIE IVES

ATTEST/ AUTHENTICATED:

CITY CLERK, BONNIE MATTSON

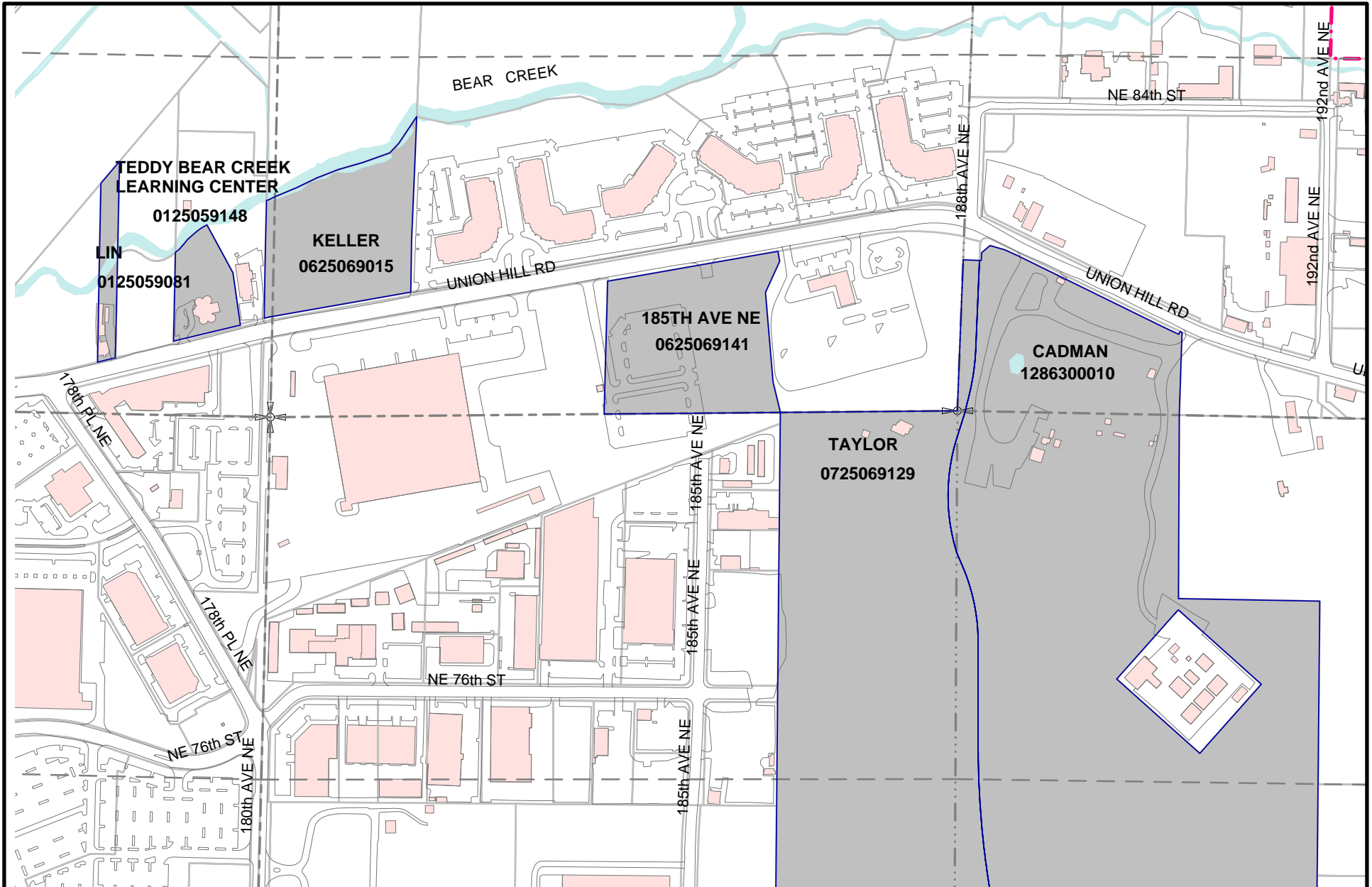
FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
RESOLUTION NO. _____

Resolution No. _____

**EXHIBIT A
UNION HILL ROAD WIDENING
WATER AND SEWER STUB FEES**

Lin Sewer Stub Fee: 0125059081	\$14,782.35
Teddy Bear Creek Learning Center Sewer Stub Fee: 0125059148	\$17,695.52 ⁽¹⁾
Keller Sewer Stub Fee: 0625069015	\$17,695.52 ⁽¹⁾
Keller Water Stub Fee: 0625069015	\$16,666.06 ⁽¹⁾
185 th Ave. NE Water Stub Fee: 0625069141	\$19,240.56 ⁽²⁾
188 th Ave. NE Water Stub Fee: 0725069129 (Taylor) 1286300010 (Cadman)	\$52,802.97 ⁽³⁾

- (1) To be paid for by the City of Redmond Transportation Capital Improvement Fund in exchange for right-of-way.
- (2) To be paid for by the developer of 185th Ave. NE as indicated in the Millennium Phase II development approval conditions
- (3) To be paid for by whichever property (Taylor & Cadman) develops first.



FOR INFORMATION ONLY
 This map and related data
 is intended to assist in field
 locations and is not guaranteed
 to be accurate.

EXHIBIT A

UNION HILL ROAD WIDENING WATER AND SEWER STUB FEES